

The Sycamore Canyon portion of the University Corridor/Sycamore Canyon Project Area includes 1,534 acres of flat to rolling land in south-east Riverside at the crossroads of I-215 and State Highway 60. Sycamore Canyon projects include the 1,300-acre Sycamore Canyon Business Park designed for large-scale manufacturing and distribution uses. Major industrial and distribution tenants include Ralph's Grocery Distribution Center and the Pepsi Cola Company, both located along Eastridge Avenue. With back-bone infrastructure in place, Sycamore Canyon sites require minimal site preparation to facilitate new development.

2000 Census Estimates*

	1-mile radius	3-mile radius	5-mile radius
• Population	3,556	59,804	202,208
• Median Age	31	32	30
• Households	1,184	19,488	63,639
• Households by Type			
Married couple	54.94%	63.46%	62.11%
• Households by Income			
\$25,000–\$34,999	12.23%	13.36%	13.07%
\$35,000–\$49,999	17.32%	20.89%	19.69%
\$50,000–\$74,999	21.68%	25.26%	23.75%
• Med. Household Income	\$39,078	\$44,527	\$42,819
• Avg. Household Income	\$50,374	\$53,778	\$53,141
• Per Capita Income	\$16,766	\$17,716	\$16,790

* Stats compiled by Claritas Inc.

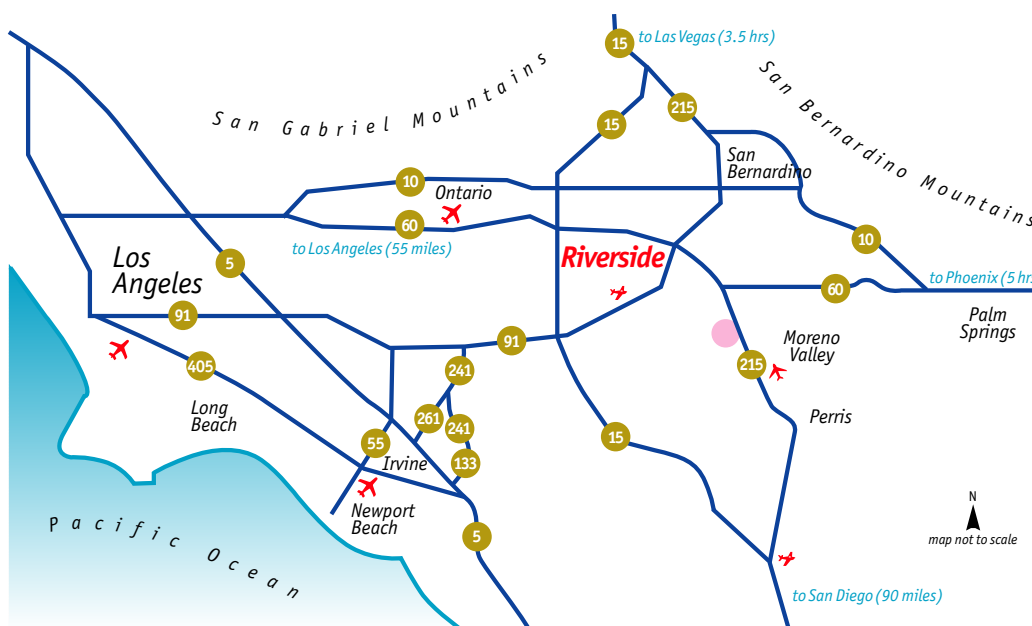
	1-mile radius	3-mile radius	5-mile radius
• Occupied Units	925	16,106	52,659
• Owner Occupied	55.02%	61.52%	63.27%
• Population 25+ by Education			
Bachelor Degree	14.57%	13.90%	12.89%
Graduate Degree	13.73%	9.66%	8.26%

Major Industrial Tenants

- Pepsi-Cola Company West
- Ralphs Grocery Distribution Center



City of Riverside Development Department • 1-877-RIV-SIDE • fax 1-909-826-5744
www.riverside-ca.org • 3900 Main Street • Riverside, CA 92522



Situated 55 miles east of downtown Los Angeles, Riverside is the heart of Southern California's Inland Empire. Founded over 100 years ago, the city has emerged as a vibrant office, retail and industrial center in Southern California. Riverside enjoys a mild Mediterranean climate and is rich in architecture, universities, cultural arts and recreational activities.

